

098.0

0006

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,121,700 / 1,121,700
USE VALUE: 1,121,700 / 1,121,700
ASSESSED: 1,121,700 / 1,121,700
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		MORNINGSIDE DR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HUTCHINSON TODD A	
Owner 2: JAKUBIAK ELENA J	
Owner 3:	
Street 1: 50 CUTTER HILL RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: N	
Postal: 02474	Type:

PREVIOUS OWNER

Owner 1: TOPJIAN DIANA -	
Owner 2: -	

Street 1: 6 MORNINGSIDE DR	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains .342 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2686 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14909		Sq. Ft.	Site		0	70.	0.58	4									607,090						607,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	14909.000	514,600		607,100	1,121,700		64021
							GIS Ref
							GIS Ref
							Insp Date
							10/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	514,600	0	14,909.	607,100	1,121,700		Year end	12/23/2021
2021	101	FV	498,200	0	14,909.	607,100	1,105,300		Year End Roll	12/10/2020
2020	101	FV	497,800	0	14,909.	607,100	1,104,900		Year End Roll	12/18/2019
2019	101	FV	395,300	0	14,909.	607,100	1,002,400		Year End Roll	1/3/2019
2018	101	FV	395,300	0	14,909.	520,400	915,700		Year End Roll	12/20/2017
2017	101	FV	395,300	0	14,909.	485,700	881,000		Year End Roll	1/3/2017
2016	101	FV	395,300	0	14,909.	416,300	811,600		Year End	1/4/2016
2015	101	FV	366,700	0	14,909.	372,900	739,600		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOPJIAN DIANA,	1390-116		9/29/2010		655,000	No	No		
	826-32		10/3/1972		45,000	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2017	1682	Add Bath	41,000	C				
8/23/2012	1057	Manual	5,000					3.5 TON A/C SYSTEM
6/6/2012	714	Dormers	109,100					2 DORMERS / BEDROO
2/7/1994	26		15,000					REM/KIT/BATHS

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2021	USPS	JO	Jenny O
10/17/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
6/12/2013	Info Fm Prmt	BR	B Rossignol
7/19/2012	Info Fm Prmt	BR	B Rossignol
2/13/2009	Meas/Inspect	163	PATRIOT
11/15/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

